

robinson
+ hall



- + Prestigious location
- + Countryside setting
- + 1,349 sq ft (125 sq m)
- + First floor office suite
- + On site car parking



To Let

£14,760 per annum

East Wing First Floor Office Suite, Shuttleworth House, Old Warden Park, Near Biggleswade, Bedfordshire, SG18 9DX

To let on behalf of the Shuttleworth Trust, subject to contract

Location

The offices are located within the prestigious Shuttleworth House, Old Warden Park. The House is set in 150 acres of beautiful landscaped historic parkland providing a stunning and peaceful environment in which to work. Old Warden Park is approximately 3 miles west of Biggleswade with easy access to the A1 and mainline rail services at Biggleswade and Sandy.

Description

The East Wing First Floor Suite is a self-contained suite comprising 5 office/meeting rooms totalling approx. 1,349 sq ft (125 m2) net internal area with exclusive kitchen and toilets. Access by stairs only.

Services

Heating is by way of radiators. Internet connection. Cat 5 sockets to most rooms. Weekly cleaning and waste disposal.

Utilities

Electricity, water and heating will be charged at a fixed rate of £2.00 per sq ft. A separate charge of £50pcm per suite will be payable for the internet connection.

Car Parking

On site parking is available as follows by negotiation.

Rent

£14,760 per year (£1,230 pcm) payable monthly in advance by standing order.

Deposit

A deposit of 3 months' rent will be required.

Lease Term

Length of lease to be agreed by negotiation. The tenant will be required to pay a contribution to the landlord's lease costs of £500 plus VAT.

Business Rates

A contribution to business rates is payable in addition to the rent, please contact the agents for further details.

Maintenance/Cleaning Charges

A fixed charge of £445 per month is payable to cover buildings insurance, maintenance, cleaning and waste disposal by the landlord.

Energy Performance Certificate

The House has an EPC rating of C.

Referencing Costs

Prospective tenants will be charged a referencing fee of £49.00.

VAT

All rent and other charges are subject to VAT where applicable.

Viewings

Please note that viewings are strictly by appointment only. Directions will be provided. Please use postcode SG18 9DT.



Ref: SWH/MPH/45520/2024

March 2024

To arrange a viewing, please call:
Milena Horrocks on 01234 362939
or email mph@robinsonandhall.co.uk



Land and Property Professionals

Unit 1, Highfield Court,
Highfield Road,
Oakley, Bedford,
MK43 7TA

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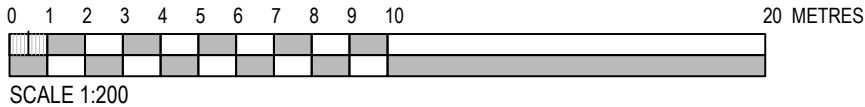
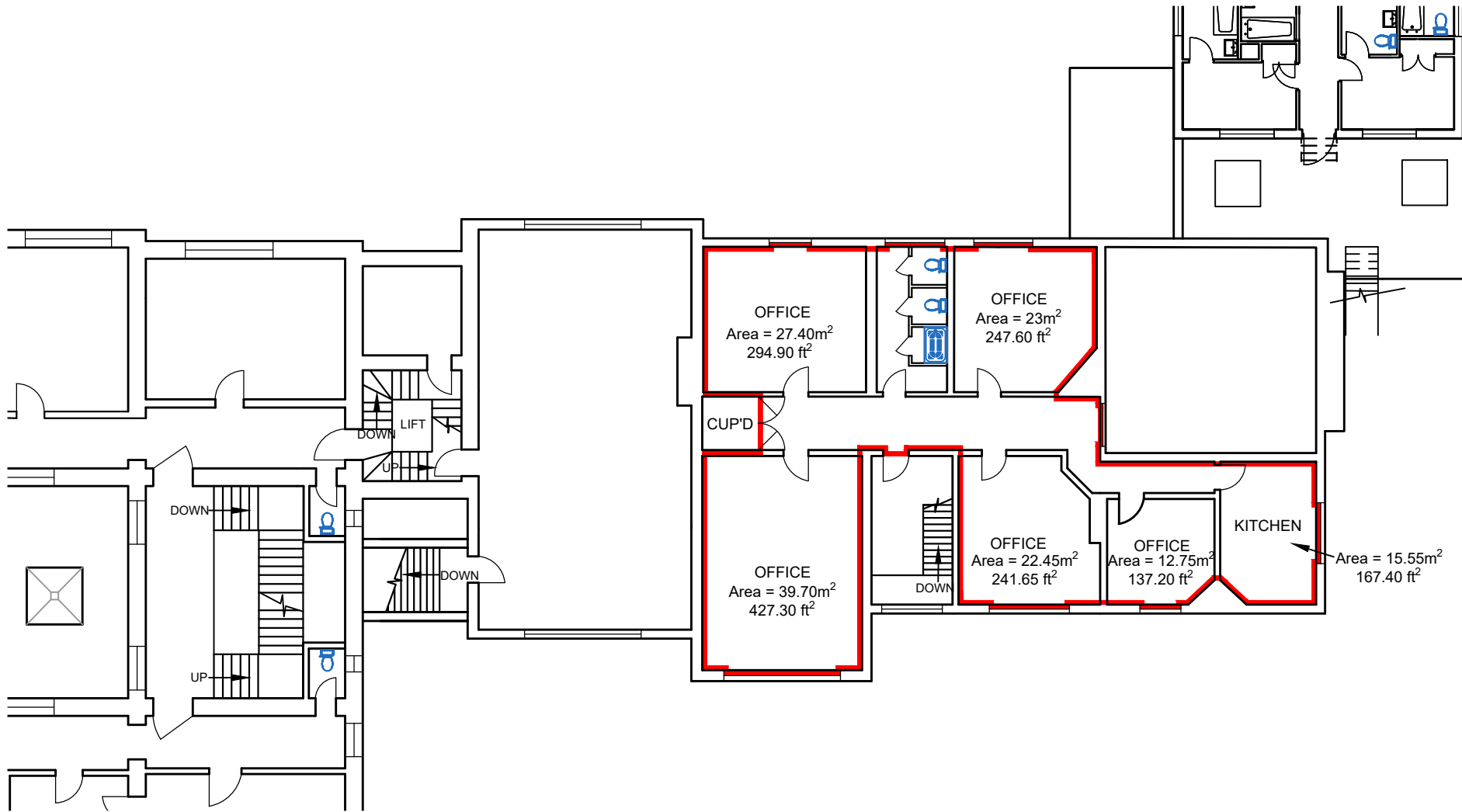
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A4 | EAST WING FIRST FLOOR PLAN AS EXISTING

DRAWING | A | 45520 | 2A

Drawn : RA
Checked : DJS
Date : MARCH 2023

Project : THE MANSION
SHUTTLEWORTH COLLECTION
OLD WARDEN

Land & Property
Professionals
Bedford Buckingham
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